

18 April 2024

## **DESIGN AND ACCESS STATEMENT**

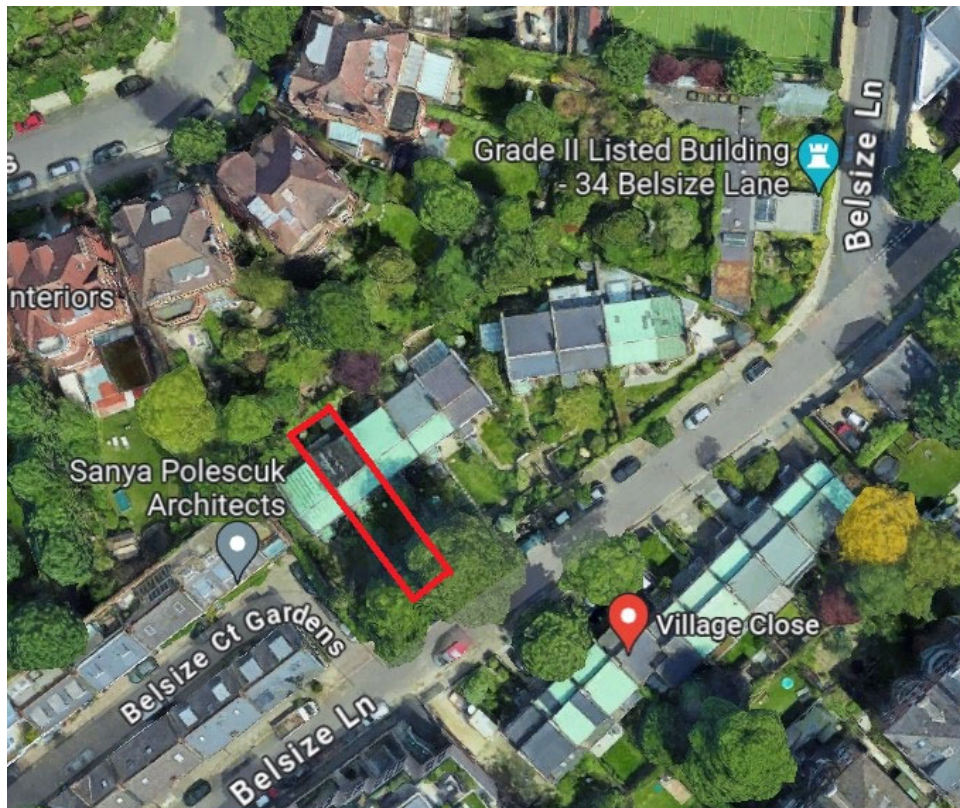
### **PROPOSED FIRST FLOOR REAR EXTENSION AT 7 VILLAGE CLOSE, BELSIZE LANE, LONDON NW3 5AH**

#### **1.0 Introduction**

- 1.1 This Design and Access Statement has been prepared by Archiserve Developments Ltd and accompanies an application for planning permission for proposed first floor rear extension at the above site.

#### **2.0 Site Context**

- 2.1 The site is not located in a conservation area but is nestled between the conservation areas of Fitzjohns Netherhall and Belsize Park.



Aerial view of site and surrounding area

- 2.2 The character of the local area is predominantly residential.

### **3.0 Existing Building**

- 3.1 The property is a two-storey terrace house, ground floor plus one floor above.

### **4.0 Planning History and precedents**

- 4.1 2023/0355/T - Application for Works to Tree(s) covered by a TPO  
Proposal: FRONT GARDEN: 1 x Coppice Lime (T1) - Cut back lateral spread overhanging highway by 2 foot to suitable pruning points. Granted
- 4.2 2004/3842/T - Application for Works to Tree(s) covered by a TPO.  
Proposal(TPO 23H) FRONT GARDEN 1 x Lime - lift to 6.1m (20ft). Granted
- 4.3 Planning permission was granted at 5 Village Close in October 2021 for Replacment of windows to front ground floor level, part single part two storey rear extension, following demolition of existing single storey extension and garden shed, all to dwelling (2021/1465/P).
- 4.4 Planning permission was granted at 8 Village Close in January 2028 for Construction of two storey side and rear extension with changes to front door and windows, and rear windows and external alterations (2023/3617/P).

### **5.0 Details of the Development**

#### **5.1 Proposed Use**

The proposal is for a modest first floor rear extension to increase the bedroom sizes. The existing ground floor conservatory will also be upgraded with new double glazed sliding doors and skylight to enable a larger open plan dining/kitchen arrangement.

There are a number of examples within the neighbouring area of Village Close that rear ground and first floor extensions have been accepted. Precedents have been cited in section 4 above approved under the current statutory context.

#### **5.2 Amount**

The existing gross internal floor area of the flat is approx. 105.3 sqm. The gross internal floor area to be added by the first floor rear extension is approx. 4.2 sqm.

#### **5.3 Layout**

The layout of the extensions will consist of enlarged bedrooms and a larger open plan kitchen dining area .

#### **5.4 Scale, appearance and design**

The proposed first floor rear extension will be modest and subservient to the existing building. The proposed modest first floor rear extension is set between the existing side party walls with a depth of 940mm.  
All new windows will be framed in powder coated aluminium to match the existing.

### 5.5 Amenity

There will be no adverse impact on the amenity of neighbouring properties. The proposed first floor rear extension will have a depth of 940mm which does not go beyond the existing projecting party walls with the adjoining properties. It would therefore have a modest projection in keeping with the approved extensions at nos 5 and 8 Village Close and would not result in harm to neighbouring amenity in terms of loss of light, outlook or overlooking.

### 5.6 Access

There will be no changes to the existing access arrangements to the property.

### 6.0 Conclusion

The proposed height, bulk and massing of the rear extension is appropriate and will be subordinate to the original property whilst making efficient use of space. The design and detailing of the external alterations will complement the character of the existing and neighbouring properties. The proposals will have no adverse impact on the residential amenity of neighbouring properties.

In light of the above, we consider the application proposal to be acceptable in all respects, and we therefore respectfully request that consent is granted.

## **LIST OF DRAWINGS**

This Design and Access statement relates to the following submitted drawings:

- P001 Location Plan (1:1250@A4)
- P002 Existing and Proposed Site Plans (1:200@A3)
- P100 Existing Floor Plans (1:100@A3)
- P101 Proposed Floor Plans (1:100@A3)
- P102 Existing & Proposed Roof Plans (1:100@A3)
- P200 Existing Elevations and Section (1:100@A3)
- P201 Proposed Elevations and Section (1:100@A3)

## APPENDIX 1

### SITE PHOTOS



Rear views of property



Rear views showing first floor rear extension at 5  
Village Close



Front view of property